



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2401966  
**Applicant Name:** Tim O'Shea  
**Address of Proposal:** 2350 N. 59<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: 3,997.3 sq. ft. and 3,997.2 sq. ft. Existing structure to be removed under separate permit.

The following approval is required:

**Short Subdivision** - To subdivide one parcel into two.  
(SMC Chapter 23.24)

**BACKGROUND DATA**

Zoning: SF5000  
Date of Site Visit: NA  
Uses on Site: Single Family Residential

**Site and Vicinity Characteristics**

The 8000 square foot site has a large house and other typical residential improvement. There is currently no demolition application for the house. The neighborhood is entirely zoned for and developed with single family residences. The street is fully improved.

Proposal:

The proposal is to plat the existing parcels into 2, and to demolish the house that straddles the desired lot line.

Public Comment

None.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the applicable above cited criteria (#5, #7, and #8 are inapplicable) have been met subject to the conditions imposed at the end of this decision. This short subdivision will meet all minimum standards (including minimum lot size per the "75/80 rule") or applicable exceptions as set forth in the Land Use Code, and is consistent with applicable development standards. As conditioned, this short subdivision would be provided with vehicular access, public and private utilities and access (including emergency vehicles). Generally, the Land Use Code requires vehicular access from an alley. Adequate provisions for drainage control, water supply and sanitary sewage disposal would be provided for each lot and

service is assured, subject to standard conditions governing utility extensions. The proposal complies with the applicable regulations of SMC 25.09.240.

As conditioned, the proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

### **CONDITIONS - SHORT SUBDIVISION**

#### *Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall

- A. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
- B. Include the following statement on the final recording document: "The existing structures shall be legally demolished or removed prior to separate sale of either Parcel A or B."

#### *Conditions of approval following recording:*

#### *Prior to issuance of any building permit*

The owner(s) and/or responsible party(s) shall

- 1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: \_\_\_\_\_ (signature on file) Date: May 13, 2004

Paul M. Janos, Land Use Planner  
Department of Planning and Development  
Land Use Services

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